

Zoning Request

ZC-21-10

301 Central Park Loop



Summary

Request:	Zoning change from "FD" Future Development to "SF-4.5" Single Family		
Applicant:	Natural Dev Austin, LLC 11612 FM 2244, Bldg. 1, Ste. 140 Austin, TX 78738	Property Owner:	LCSM Ph. 3, LLC 303 Colorado, Ste. 2300 Austin, TX 78701

Notification

Application:	7/22/2021	Neighborhood Meeting:	N/A
Published:	7/25/2021	# of Participants	N/A
Posted:	7/22/2021	Personal:	7/22/2021
Response:	None as of the date of this report		

Property Description

Legal Description:	Lot 1, Block A, La Cima Amenity Center		
Location:	North of the W Centerpoint Rd and Central Park Loop Intersection		
Acreage:	7.77 acres	PDD/DA/Other:	Res. #2021-126R
Existing Zoning:	"FD" Future Development	Proposed Zoning:	"SF-4.5" Single-Family - 4.5
Existing Use:	Vacant	Proposed Use:	Amenity Center
Existing Occupancy:	N/A	Occupancy:	Restrictions Do Apply
Preferred Scenario:	Low Intensity Area	Proposed Designation:	Low Intensity Area
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	Extension Required at Developer's Expense	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	SF-4.5	Single Family	Low Intensity Area
South of Property:	ETJ	Vacant	Low Intensity Area
East of Property:	SF-4.5	Single Family	Low Intensity Area
West of Property:	ETJ	Vacant	Low Intensity Area

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Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Alternate Approval	<input type="checkbox"/>	Denial
Staff: Will Rugeley, AICP					
Title: Planner			Date: 8/5/2021		

Commission Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions / Alternate	<input checked="" type="checkbox"/>	Denial
Speakers in favor or opposed:					
<ol style="list-style-type: none"> In Favor: (0) In Opposition: (0) 					
<p>Recommendation from the Planning and Zoning Commission Meeting held August 10, 2021: A motion was made by Commissioner Costilla, seconded by Commissioner Kelsey, to approve ZC-21-10. The motion carried 8-0.</p> <ul style="list-style-type: none"> For: (8) Chairperson Garber, Commissioner Agnew, Commissioner Costilla, Commissioner McCarty, Commissioner Moore, Commissioner Rand, Commissioner Spell, and Commissioner Sambrano. Against: (0) Absent: (0) 					
<p>Discussion Topics: P&Z sought information regarding the reason for requesting SF-4.5. City Attorney Aguirre informed the Commission that the request is consistent with the provisions of the La Cima Development Agreement.</p>					

History

This site is within the larger development known as La Cima which received its initial approvals in 2013. Since then, the Development Agreement has been amended 4 times with the last occurring in July 2021 to authorize the construction of additional multifamily units within the first phase of multifamily development.

Additional Analysis

This property is being annexed and zoned per the La Cima Development Agreement. To determine the most applicable zoning district, staff deferred to a prior La Cima "SF-4.5" Single Family zoning approval that involved a similar use for a pocket park and included recreational equipment. Parks and similar uses are permitted in SF-4.5 zoning districts.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map <i>The subject property is regulated by an approved development agreement. SF-4.5 is an allowable use within that agreement.</i>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area <i>Studies were not complete at the time of the request.</i>
<u>X</u>			Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council
<u>X</u>			Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect
		<u>X</u>	Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified <i>Past actions for a similar use achieved SF-4.5 zoning approval.</i>
<u>X</u>			Whether the proposed zoning will reinforce the existing or planned character of the area
<u>X</u>			Whether the site is appropriate for the development allowed in the proposed district <i>Upon build-out, this site will be situated near the center of the La Cima development.</i>
		<u>N/A</u>	Whether there are substantial reasons why the property cannot be used according to the existing zoning <i>The property is currently located outside the City limit and is therefore not zoned.</i>
<u>X</u>			Whether there is a need for the proposed use at the proposed location
<u>X</u>			Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development <i>The property will be served with City water and wastewater per the approved development agreement.</i>

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property
		<u>N/A</u>	For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5
<u>X</u>			The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management
<u>X</u>			Any other factors which shall substantially affect the public health, safety, morals, or general welfare.